

080.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

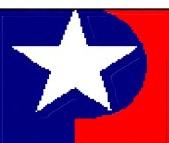
681,900 / 681,900

USE VALUE:

681,900 / 681,900

ASSESSED:

681,900 / 681,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HODGINS DONALD D/Trs/life est	
Owner 2: DONALD D HODGINS TRUST	
Owner 3:	

Street 1: 127 WASHINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HODGINS DONALD D -

Owner 2: -

Street 1: 127 WASHINGTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,395 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Asbestos Exterior and 1628 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5395		Sq. Ft.	Site		0	70.	1.08	5									407,296						407,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5395.000	274,600		407,300	681,900		49673
Total Card	0.124	274,600		407,300	681,900	Entered Lot Size	GIS Ref
Total Parcel	0.124	274,600		407,300	681,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	418.86	/Parcel: 418.8	Land Unit Type:	Insp Date
							10/05/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,100	0	5,395.	407,300	682,400	682,400	Year End Roll	12/18/2019
2019	101	FV	218,200	0	5,395.	413,100	631,300	631,300	Year End Roll	1/3/2019
2018	101	FV	218,200	0	5,395.	308,400	526,600	526,600	Year End Roll	12/20/2017
2017	101	FV	218,200	0	5,395.	279,300	497,500	497,500	Year End Roll	1/3/2017
2016	101	FV	218,200	0	5,395.	267,700	485,900	485,900	Year End	1/4/2016
2015	101	FV	206,400	0	5,395.	226,900	433,300	433,300	Year End Roll	12/11/2014
2014	101	FV	206,400	0	5,395.	215,300	421,700	421,700	Year End Roll	12/16/2013
2013	101	FV	206,400	0	5,395.	204,800	411,200	411,200		12/13/2012

Parcel ID 080.0-0003-0010.0

!6503!

USER DEFINED

Prior Id # 1:	49673
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:16:20
PRINT	
LAST REV	
ACTIVITY INFORMATION	
Sign:	VERIFICATION OF VISIT NOT DATA

/ / /

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGINS DONALD	51883-239		11/12/2008	Family		1	No	No	
HODGINS MARIA	24037-375		12/14/1993			1	No	No	A

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/30/2015	1961	Re-Roof	11,191						10/5/2016	Measured	DGM	D Mann
									10/5/2016	Permit Visit	DGM	D Mann
									4/2/2009	Measured	197	PATRIOT
									1/18/2000	Meas/Inspect	243	PATRIOT
									8/4/1993		RV	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																							
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS.																																											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 5 - Asbestos	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:	17	10																																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Average	A Kits:	Rating:	Fpl: 1 Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	WDK 6 FFL 7 (42)	(170) 17																																					
GENERAL INFORMATION				CONDOS INFORMATION																																															
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	RES REMODELING	RES BREAKDOWN	Totals RMS: 6 BRs: 3 Baths: 1 HB: 1	Other	Upper	Lvl 2	Lvl 1	Lower																																				
Alt %:	Jurisdct:	Fact: .	Const Mod:	Name:				Exterior:	No Unit	RMS	BRs	FL																																							
Lump Sum Adj:				DEPRECIATION	Phys Cond: AG - Avg-Good 26. %	Functional:	%	Interior:	1	6	3																																								
INTERIOR INFORMATION				Economic:	%	Additions:		Kitchen:																																											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Special:	%	Baths:																																													
Sec Floors:	Total: 26.4 %	Override:		Plumbing:	%	Electric:																																													
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Heating:	%	General:																																													
			Insulation: 2 - Typical	Totals	26.4 %																																														
CALC SUMMARY				COMPARABLE SALES																																															
Basic \$ / SQ: 130.00 Size Adj.: 1.29496312 Const Adj.: 0.94040596 Adj \$ / SQ: 158.313 Other Features: 75000 Grade Factor: 1.00 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 373122 Depreciation: 98504 Depreciated Total: 274618				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: Before Depr: 158.31 Special Features: 0 Val/Su Net: 102.46 Final Total: 274600 Val/Su SzAd: 168.67																																															
MOBILE HOME				Make:				Model:				Serial #:				Year: Color:																																			
SPEC FEATURES/YARD ITEMS																																																			
<table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>A</th><th>Y/S</th><th>Qty</th><th>Size/Dim</th><th>Qual</th><th>Con</th><th>Year</th><th>Unit Price</th><th>D/S</th><th>Dep</th><th>LUC</th><th>Fact</th><th>NB Fa</th><th>Appr Value</th><th>JCod JFact</th><th>Juris. Value</th> </tr> </thead> <tbody> <tr> <td>2</td><td>Frame Shed</td><td>D</td><td>Y</td><td>1</td><td>10X18</td><td>A</td><td>AV</td><td>1928</td><td>0.00</td><td>T</td><td>40</td><td>101</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	2	Frame Shed	D	Y	1	10X18	A	AV	1928	0.00	T	40	101					
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AssessPro Patriot Properties, Inc																																																			